



GRASSROOTS
REALTY GROUP

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49 Aspen Hills Drive SW
Calgary, Alberta

MLS # A2310789



\$474,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry		

Inclusions: N/A

NEW PRICE | 3 BEDS | 3/1 BATHS | OVER 1,650 SQFT OF LIVING SPACE | FENCED BACK YARD | GREENSPACE. Your new home awaits, tucked between greenspace and a playing field, offering wide open spaces right outside your front and back door. This charming townhome welcomes you into a spacious living area, where warm laminate flooring flows throughout the main level, emphasizing the abundance of natural light. The kitchen is thoughtfully designed with a dining nook, island with wine shelving, corner pantry, and ample cabinetry. Patio doors lead to the backyard, creating the perfect setup for summer BBQs and entertaining. Upstairs, you'll find dual primary bedrooms, each complete with its own private ensuite bath. The fully finished basement is home to a rec room, third bedroom, full bathroom, and laundry area with plenty of additional storage space. The location truly doesn't get much better than this. Enjoy being within walking distance to some of Calgary's top private and public schools, along with all the shopping, dining, and everyday amenities of Aspen Landing and Aspen Stone Commons.